



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 23, 2008

TO: Mayor and Councilmembers

FROM: Water Resources Division, Public Works Department

SUBJECT: Contract For Maintenance Program And Inventory Management Project At El Estero Wastewater Treatment Plant (Phase 3)

RECOMMENDATION:

That Council authorize the Public Works Director to execute a contract with Linjer, Inc. (Linjer), in an amount not to exceed \$210,700 for the Maintenance Program and Inventory Management Project at the El Estero Wastewater Treatment Plant (El Estero), and authorize the Public Works Director to approve \$21,000 for extra services that may result from unanticipated changes in the scope of work.

DISCUSSION:

Background

The El Estero Wastewater Treatment Plant safely treats and discharges approximately 8.5 million gallons of wastewater each day. The Plant was first constructed in 1951 and has been upgraded to comply with the 1972 Federal Water Pollution Control Act. The City continues to update and upgrade the treatment facility each year in order to maintain a modern state-of-the-art facility.

Wastewater facilities are increasingly using an approach to maintaining and replacing capital equipment called Asset Management. A comprehensive Asset Management program allows scheduling of preventative maintenance and capital equipment replacement in a manner that minimizes costs and extends the life of equipment. Asset Management programs employ long-range planning, lifecycle costing, preventative maintenance schedules, and capital replacement strategies based on a cost benefit analysis to maximize the return on investments for capital infrastructure. An Asset Management approach to maintenance is cost effective and provides better reliability for operations which are critical in wastewater treatment.

Historically, preventative maintenance at El Estero was informal and relatively low priority; consequently, most maintenance staff time was spent responding to failed equipment rather than preventing failure. In 2004, the City selected Linjer to lead staff in the development and implementation of an Asset Management program that would change the maintenance strategy from reactive to proactive and extend the life of the Wastewater Fund's \$73.7 million capital assets.

Linjer's proposed approach is a multi-year, three-phase project where Linjer's Project Manager would work closely with El Estero staff to develop and implement an Asset Management program. On July 12, 2005, Council approved a \$159,500 contract with Linjer for the first phase of the project, which focused on streamlining the assignment and performance of work in the maintenance section and began collecting and analyzing performance data for both equipment and staff productivity. On December 5, 2006, Council approved a \$226,400 contract for the second phase of the project, which developed a maintenance strategy to ensure optimum performance of plant equipment. The scope included inventory and tagging approximately 7,000 assets, and developing a plan that schedules maintenance and replacement of approximately 15,000 pieces of equipment.

Proposed Work (Phase 3)

The proposed Phase 3 work incorporates Phase 1 performance and productivity data with Phase 2 inventory, tagging, maintenance and replacement requirements into a Computer Maintenance Management System (CMMS). The CMMS will track the management and maintenance of El Estero's utilities, equipment, facility assets, including structures and grounds, and external lift stations. The new CMMS will contain features to manage plant systems, plant work orders, drawings and images. It will also be able to integrate with the Financial Management System (FMS), Geospatial Data Browser and the Supervisory Control and Data Acquisition (SCADA). Phase 3 also includes the development of an inventory management system to maintain critical parts necessary to keep the plant running. Phase 3 is the final step in moving the organization from a reactive maintenance approach to a more planned maintenance program.

The consultant's work will be completed over a seven-month period, for a contract cost of \$210,700. Staff is also recommending that Council authorize \$21,000 for extra services that may result from unanticipated changes in the scope of work, for a total possible contract amount of \$231,700.

BUDGET/FINANCIAL INFORMATION

This project was anticipated and there are adequate funds in the Wastewater Capital Fund for this work.

PREPARED BY: John Schoof, Acting Wastewater System Manager/JS/nrs

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office